

Appendix C

Ranebrook Timber Windows



RANEBROOK
windows

The definitive choice for beauty, elegance and style

Casement Windows



Comfort, Warmth & Peace of Mind

Exceptionally energy-smart and weather tight, Ranebrook Windows not only reduce fuel consumption needed to heat and cool homes, they also boast a long service life and achieve optimal material use and minimal waste in production, reducing the environmental impact of waste.



Poor Sound
Insulation



Bespoke New Casement Windows

Traditional appearance, modern performance

In the UK, casement windows were the most common house window before the sash window was introduced. Casement windows became increasingly rare throughout the 18th century but survived predominantly in small, rural dwellings and in the late 18th and early 19th-century vogue for 'cottage orne' (small ornamental cottages designed specifically to look romantically quaint, usually in the gardens or parks of country houses). In the post-war period, functionalism became the leading design principle, and since steel casements could open wider than traditional wooden sashes (with casement windows, the glass entirely pivots away from the window frame, giving you full ventilation), they were preferred in buildings in which plenty of fresh air and light was suddenly a major priority.

Ranebrook Windows can offer a selection of premium products that will change the look of your home. Focusing on bespoke products, high-quality and short delivery time we gain more and more space in the window market.

This brochure shows the features of the product range and some of the most popular options that we offer. Our windows can be adapted to match most periodic styles. We can replicate any design or pattern based on our range of design and layout options, as well as our generous glazing, timber and paint options.

For further information simply call or e-mail us and we'll be happy to help.

Window Types

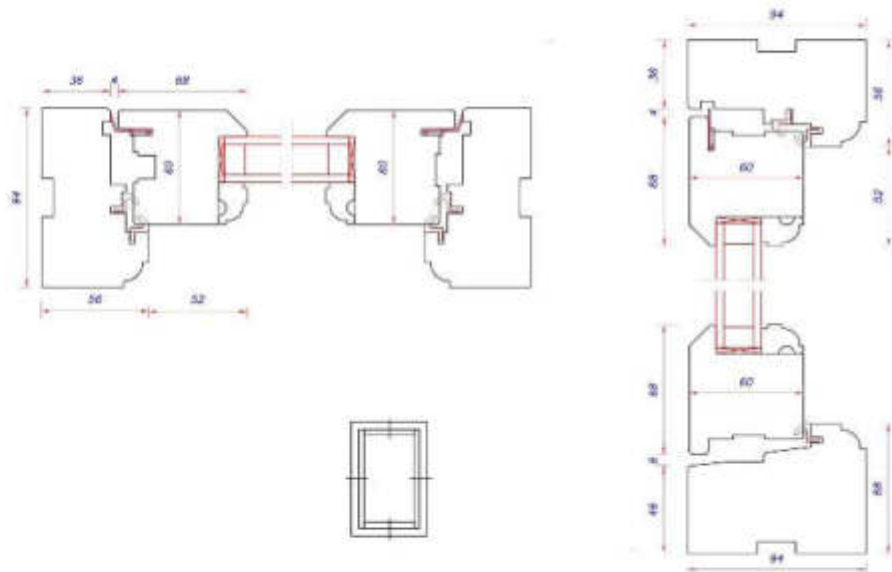


Flush Casement Windows

Our most basic product is the best choice for those who are looking for simple, popular, outward opening casement windows that are based on traditional techniques and are perfect for conservation projects.

We offer a range of different styles of casement windows. From a traditional Georgian style window with bars to more modern non-bar styles, we have a design to suit everyone. Our Flush Casement Windows add a contemporary feel and modern energy efficiency to a traditional building.

All Ranebrook Windows timber windows are bespoke and made to order, allowing us to cater to sizes and designs that are suitable just for you.



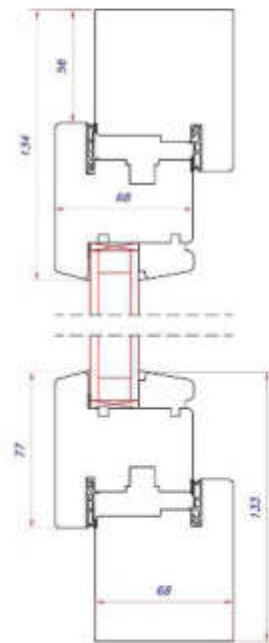
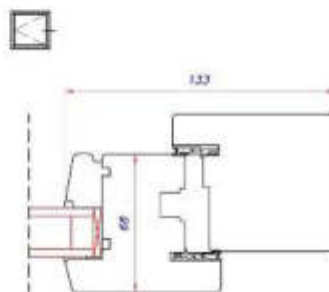


Stormproof Casement Windows

Stormproof Casement windows are designed with performance in mind, they replicate the style of one of Britain's most common design of casement windows, but are known for their weather protection against the extreme elements which we often face over here.

These casement windows are outward opening with the sash overlapping the frame. The 'easy-clean' hinges allow the sash to open to a 90° angle, but also with a sliding function so that easy cleaning of the outer pane is possible. Additionally, this type of window may be equipped with fire escape hinges in order to be utilised as an emergency exit.

Our timber Stormproof Casement windows can be adapted to replicate traditional period window styles by using our wide range of design and layout options, as well as our extensive glazing, timber and paint options.



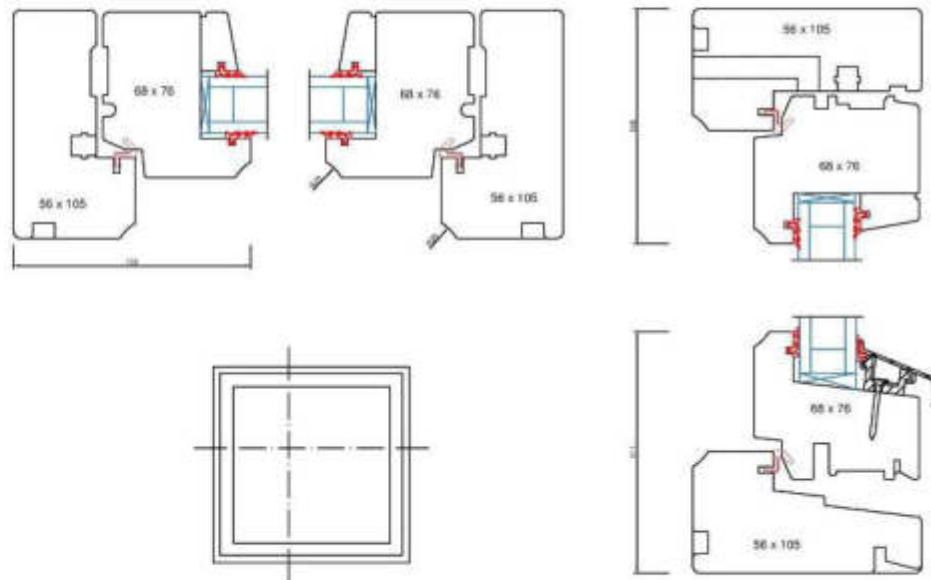
Window Types



Fully Reversible Windows

Our fully reversible timber windows give a contemporary appearance to any home. They have been designed to open outwards, this increases insulation and prevents draughts when strong winds push masses of air against the window.

Designed to invite maximum light into your room with easy maintenance, their unique 180 degrees reversible action means you can clean the external glass on upstairs windows from the inside of your home, safely and securely. Child-safety catches restrict the aperture so that children cannot fall through, while still allowing high levels of ventilation.



Window Types

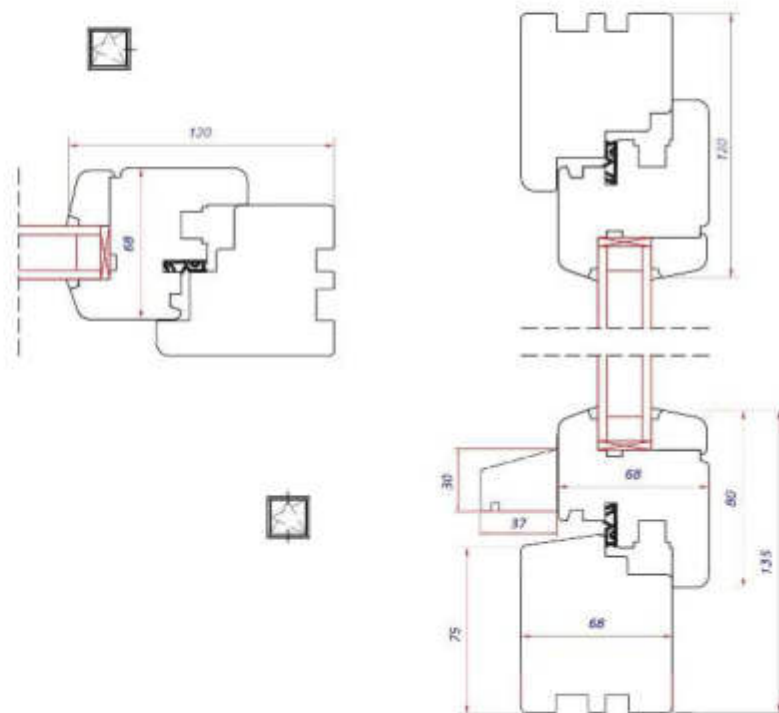


Tilt & Turn Casement Windows

Tilt & Turn Windows have a dual hinge system, allowing the casement to open into the room from side or top – it's ideal in a modern scheme and in modern buildings and apartments.

Having both the tilt and turn options means that this type of window can open into the room from the side to provide access for easy cleaning from the inside of the property. The 'Tilt' facility allows ventilation in a safe manner without having the sash fully opened.

This is the most popular and widely used window system in Central Europe.



For more technical drawings visit our website
www.ranebrook.co.uk

Casement Window Options

Casement Window Layouts

We make all windows to your specifications, meaning that we can work to any layout you require. This includes (but is not limited to) these casement window styles:



A-1

A-2

A-3

B-3



B-1

B-2

B-5

B-4

Finish

The finish of your windows can harmonise with the design of the room. There are three coating options available – oil, paint, and clear-revealing the texture of the wood.

We use Teknos paints which are exceptionally durable – because they do not change colour under weather conditions. Our range of paint colours is based on the RAL palette and enables us to offer almost a limitless choice of finishes. Furthermore, we offer dual colour painting.

Timber

Our windows are manufactured from engineered timber for greater strength and stability and have passed the test of time; they are easy to renew, paint or varnish.

We supply a variety of woods:

- PINE (Softwood)
- MERANTI (Hardwood)
- OAK (Hardwood)

All of our wood suppliers have an FSC certificate, ensuring a sustainable source of wood.

Glazing Options

We can offer you single-glazed, double-glazed and triple-glazed windows. Also, we have a wide range of choices to suit any particular requirements you may have, including:

Toughened Safety Glass:

A toughening process increases strength and safety.

Laminated Security Glass:

Laminate provides additional security over a toughened unit.

Pattern Glass:

A range of patterns available, with examples shown to the right.

We can install all available glazing systems, so please enquire if you have any special requirements.

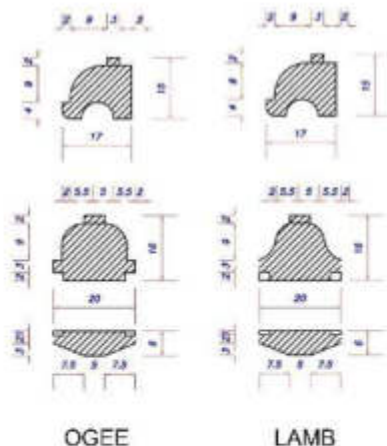


Casement Window Options

Glazing Bar & Sash Bead Options

All sashes in the traditional range are beaded internally to improve security and weather performance and give the window a longer life. As standard we use OGEE beads.

Our Glazing Bars are available as OGEE or LAMB. As standard, they come with an internal spacer.



Handles And Locks

To ensure the highest level of security, as standard, we use Espagnolette handles. Our Espagnolette handles are available in two designs in Polished Brass, Polished Chrome, Satin Chrome, Black and White finishes. They are all designed with stylish appearance in mind yet remain robust.

Also, as a standard, we offer these Traditional Window Furniture: Monkey Tail and Bulb End fasteners and stays.



Hinges

Depending on the ironmongery you require, we use different types of hinges.

- As a standard option, we offer Egress Easy-Clean Friction Stays. They are suitable for both top hung & side hung windows.

- Fire Escape Egress Stays provide an emergency exit facility for side hung casement windows.

- Roto-NT Designo Hinges are used for especially large and heavy sashes that weigh up to 150 kg. They are hinged on the side and allow the sash to open fully. A decisive advantage is that no hinges are visible from the outside, no caps – nothing that detracts from the window appearance.

- Parallel Opening Hinges allow windows to provide ultimate natural ventilation by allowing air flow around the entire opening.

Please remember that Ranebrook Windows always make products to order so any size or pattern is possible. These options are to be used as a guide.





RANEBROOK
windows

For information on our services,
offices, case studies and news, visit
our website at:

www.ranebrook.co.uk

Phone: 01322 332237
Email: info@ranebrook.co.uk



COMPLYING WITH UK BUILDING REGULATIONS

WINDOWS AND DOORS



- 3 WHAT ARE BUILDING REGULATIONS
- 4 BUILDING REGULATION K4 – Protection against impact with glazing
- 5 BUILDING REGULATION K2 – Protection from falling
- 6 BUILDING REGULATION B1 – Fire Safety
- 7 BUILDING REGULATION F – Ventilation
- 10 BUILDING REGULATIONS L1 – Conservation of fuel & power
- 12 BUILDING REGULATION M1 – Access to and use of buildings, dwellings
- 13 BUILDING REGULATION Q – Security in dwellings
- 14 BUILDING REGULATION O – Overheating
- 15 CONTACT US

WHAT ARE BUILDING REGULATIONS

Building regulations set minimum standards for the design and construction of buildings to ensure the safety and health for people in or about those buildings. Meeting the requirements of the building regulations is the responsibility of the person carrying out the building work and, if they are not the same person, the owner of the building.

Compliance with the building regulations in the UK is something that every builder or developer has concerns about. The regulations apply to thermal performance and other areas such as safety, air supply, means of escape and ventilation. An external window or door is a "controlled thing" under the Building Regulations and as a result of this classification these Regulations set out certain standards to be met when such a window or door is replaced.

Please note that the following information is intended only as a Guide to those parts of the Building & Other Regulations that apply to the Installation of Double Glazing in Domestic Dwellings under normal circumstances. Additionally, Building & Other Regulations are subject to Revisions from Time to Time. The following Links will take you to the Latest Building Regulations.

[BUILDING REGULATIONS PART K](#) - Protection from falling, collision and impact

[BUILDING REGULATIONS B1](#) - Fire safety

[BUILDING REGULATIONS F](#) - Ventilation

[BUILDING REGULATIONS L1](#) - Conservation of fuel & power

[BUILDING REGULATION M1](#) – Access to and use of buildings (dwellings)

[BUILDING REGULATION Q](#) – Security in dwellings

[BUILDING REGULATION O](#) – Overheating



BUILDING REGULATION K4 – Protection against impact with glazing

Approved Document K, Part K4, deals with Protection against impact with glazing, defining areas of Critical (High Risk) Glazing & the Type of Glass to be used in those areas. This regulation relates to safety and security, i.e., safety from falling and security from getting in. Windows are often being used as a barrier in place of an actual barrier or balustrade and building inspectors are now looking for evidence that the glass in the windows can withstand the forces of impact. Glazing with which people are likely to come into (physical) contact whilst moving in or about the building shall:

1. If broken on impact, break in a way which is unlikely to cause injury; or
2. Resist impact without breaking; or
3. Be shielded or protected from impact.

Impacts with glazing, particularly glazing in doors and door side panels, and at low level in walls and partitions, can result in cutting and piercing injuries. To limit the risk of cutting and piercing injuries the use of glazing that is reasonably safe is required, such that, if breakage did occur, any particles would be relatively harmless. Safe breakage is defined in BS EN 12600 section 4 and BS 6206 clause 5.3. In practice, Compliance is achieved by using Toughened or Laminated Safety Glass as specified in BS EN 12600 and BS 6206 in all critical (High risk) which are subject to accidental human impact. As a minimum area considered to be High Risk are:

- Glazing at low levels: if the bottom of the glazing is within 800mm of the floor level.
- Glazing in doors: any glass in doors that starts lower than 1,500mm from the floor.
- Glazing adjacent to doors: windows/side panels starting within 300mm of the edge of a door and starting within 1,500mm from the floor.

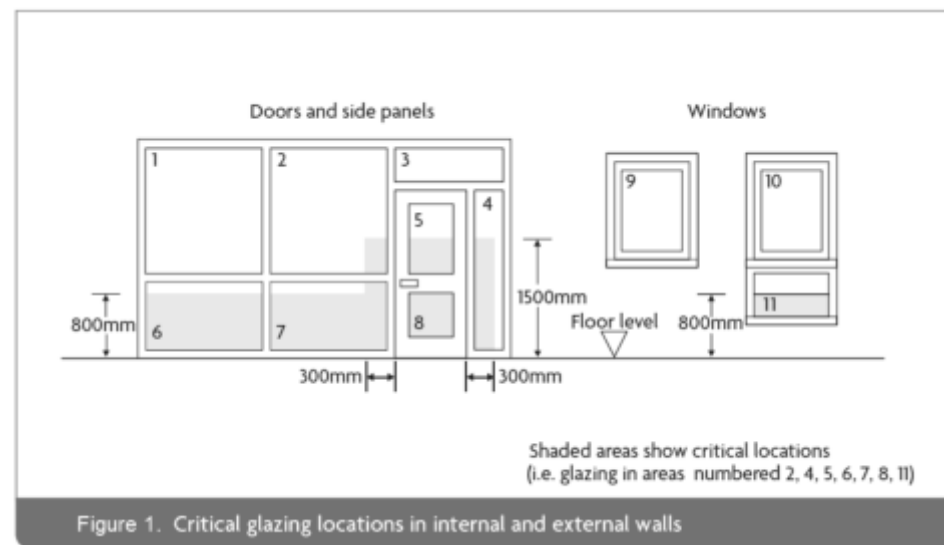
The example diagram to the left shows glass panes where toughened or laminated safety glass is required.

NB 1: Although not specifically covered in Document K, locations such as windows next to baths or showers and windows on stairs or landings should also be considered as Critical Areas if there is any risk of impact.

NB 2: Due to the manufacturing process Safety Glass may appear to be of a slightly different 'tint' to normal glass. Good Industry Practice is to install Safety Glass in all the panes of a Door or Window which Require any Safety Glass.

NB 3: If glazing in a critical location is protected by a permanent screen (from inside and outside) then the glazing itself does not need to comply with requirement K4. Check clause 5.8.

Regulations for the following section are different for Commercial Properties & Residential Properties. In Practice we comply with the Regulation, which is for residential dwellings.



BUILDING REGULATION K2 – Protection from falling

Approved Document K, Part K2, deals with Protection from falling. It states, that in order to reduce the risk to the safety of people in and around buildings, you need to use suitable guarding.

The standard requirement for guarding needed is to give an acceptable level of safety depending on the circumstances. You can use any wall, parapet, balustrade, or similar obstruction as a guard. However, in some circumstances, these regulations state that the following situation requires protection from falling too: 'Where a person may fall through a window above ground floor level, provide suitable **opening limiters** to restrain the window sufficiently to prevent such falls or guarding.' This applies to windows and doors less than 800mm above floor level, where the floor adjacent to the frame is more than 600mm above the outside ground level. It usually means that low-level frames should have restricted openers and should be sufficiently robust to resist likely impact which could result into a fall of more than 600mm. Refer to Figure 2 which shows when height restrictors in windows should be used.

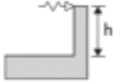
Building Category and location		Height (h)	
Single family dwellings	Stairs, landings, ramps, edges of internal floors	900mm for all elements	
	External balconies, including Juliette balconies and edges of roof	1100mm	
Glazing in all buildings	At opening windows except roof windows in loft extensions, see Approved Document B1	800mm	
	At glazing to changes of levels to provide containment	Below 800mm	

Figure 2. Guarding design

NB 1: In a building that may be used by children under five years of age during normal use, guarding should be constructed in accordance with both of the following.

- To prevent children being held fast by the guarding: ensure that a 100mm sphere cannot pass through any opening in the guarding.
- To prevent children from readily being able to climb to the guarding.



UILBUILDING REGULATION B1 – Fire Safety

Some of the main points governing means of escape laid out by the Approved Document Part B are detailed below.

There is a requirement to provide emergency egress windows to habitable rooms on the ground and first floor levels of up to two storey dwellings not more than 4.5m above ground level. All habitable rooms on the ground floor should either open directly onto a hall leading directly to an exit door or be provided with an escape window (note: kitchens and bathrooms are not considered habitable rooms).

Upper floors more than 4.5m above ground level should be accessed by a “protected stairway” or an alternative escape route and therefore fire escape windows are not an appropriate means of escape.

There is no requirement to have more than one escape opening in a room.

Windows or external doors providing emergency escape should comply with all of the following:

- a. Windows should have an unobstructed openable area that complies with all of the following:
 - A minimum area of 0.33m².
 - A minimum height of 450mm and a minimum width of 450mm (the route through the window may be at an angle rather than straight through).
 - The bottom of the openable area is a maximum of 1100mm above the floor.
- b. People escaping should be able to reach a place free from danger from fire.
- c. Locks (with or without removable keys) and opening stays (with child-resistant release catches) may be fitted to escape windows.
- d. Windows should be capable of remaining open without being held.

Where an existing window was an escape window, then the replacement should comply with one of the following:

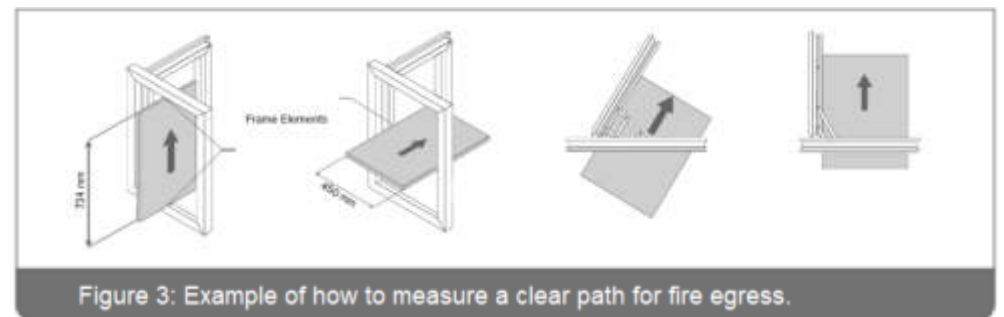
- a. if the outgoing openable area exceeds the minimum requirements, there is no obligation for the new window to meet this larger size, as long as it meets the minimum requirement of 0.33m² and 450mm.
- b. if the openable area complies by being less than 1100mm above floor level, there is no obligation for it to be any lower than 1100mm above floor level.

If the existing window does not meet the minimum openable area requirements, then the replacement window does not have to meet them, but the area, minimum dimension and height above floor level should not be made worse than the existing window

NB 1: Ensure That Emergency Egress & suitable Escape Windows are Not Obstructed.

NB 2: Although the Approved Document allows for both keyed and non-keyed locking handles, it is recommended that the non-key option is used. The same applies to the stays.

Regulations for the following section are different for Commercial Properties & Residential Properties. In Practice we comply with the Regulation, which is for residential dwellings.



BUILDING REGULATION F – Ventilation

Yet another regulation of increasing importance due to recent studies showing the correlation between health and wellbeing and the air we breathe in our homes. Approved Document F covers means of ventilation and provides guidance on meeting building regulations and states that adequate ventilation needs to be provided. There are two different types of ventilation that are required within a building:

- Background Ventilation;
- Purge Ventilation.

Requirements for background ventilation

The changes applied on June 15th, 2022, to Approved Document F requires the majority of replacement windows and doors to be fitted with trickle vents. They're designed to improve the quality of air in a room. They also allow ventilation whilst the windows are locked, and security is a key requirement of most homeowners.

Supply air for the dwelling should be delivered through one of the following means: continuous supply fans or background ventilators. If the existing windows have background ventilators, the replacement windows should include background ventilators. The new background ventilators should comply with both of the following conditions.

- a. Not be smaller than the background ventilators in the original window.
- b. Be controllable either automatically or by the occupant.

If the size of the background ventilators in the existing window is not known, the ventilator sizes in Table 1 may be applied.

Table 1. Minimum equivalent area of background ventilators for natural ventilation ⁽¹⁾

Room	Minimum EA of background ventilators for dwellings with multiple floors	Minimum EA of background ventilators for single-storey dwellings
Habitable rooms ⁽²⁾⁽³⁾	8000mm ²	10,000mm ²
Kitchen ⁽²⁾⁽³⁾	8000mm ²	10,000mm ²
Utility room	No minimum	No minimum
Bathroom ⁽⁴⁾	4000mm ²	4000mm ²
Sanitary accommodation	No minimum	No minimum

NOTES:

1. The use of this table is not appropriate in any of the following situations and expert advice should be sought.

- If the dwelling has only one exposed façade.
- If the dwelling has at least 70% of its openings on the same façade.
- If a kitchen has no windows or external façade through which a ventilator can be installed.

2. Where a kitchen and living room accommodation are not separate rooms (i.e., open plan), no fewer than three ventilators of the same equivalent area as for other habitable rooms should be provided within the open-plan space.

3. The total number of ventilators installed in a dwelling's habitable rooms and kitchens should be no fewer than five, except in one-bedroom properties, where there should be no fewer than four.

4. If a bathroom has no window or external façade through which a ventilator can be installed, the minimum equivalent area specified should be added to the ventilator sizes specified in other rooms.

Replacing the windows where existing windows were without background ventilators is likely to increase the airtightness of the dwelling. If ventilation is not provided via a mechanical ventilation with heat recovery system, then increasing the airtightness of the building may reduce beneficial ventilation in the building. In these circumstances, it is necessary to ensure that the ventilation provision in the dwelling is no worse than it was before the work was carried out. This may be done by incorporating background ventilators in the replacement windows following the requirements in Table 1.

If the dwelling will have **continuous mechanical extract ventilation**, installing background ventilators should satisfy all of the following conditions.

- a. Not be in wet rooms.
- b. Provide a minimum equivalent area of 4000mm² for each habitable room in the dwelling.
- c. Provide a minimum total number of ventilators that is the same as the number of bedrooms plus two ventilators (i.e., a one-bedroom dwelling should have three background ventilators, a two-bedroom dwelling should have four background ventilators, etc.).

All habitable rooms with external walls should have background ventilators. If a habitable

room has no external walls, the requirement to provide adequate ventilation can be met if the room is ventilated through another habitable room or conservatory. The second habitable room/conservatory should have openings to the outside to provide purge ventilation and a background ventilation of at least 10,000mm² equivalent area. Between the two rooms there should be a permanent opening with a minimum area of 1/20 of the combined floor area of the two rooms (cause 1.42-1.44).

NB 1: If it is not technically feasible to adopt the minimum equivalent areas set out in Table 1, the background ventilators should have equivalent areas as close to the minimum value as is feasible.

NB 2: A window with a night latch position is not adequate for background ventilation, due to the following: the risk of draughts, security issues, the difficulty of measuring the equivalent area (EA).

NB 3: If the dwelling has more than one exposed façade, the area of background ventilators on each façade should be similar, to allow cross-ventilation.

NB 4: The replacement window should not make the ventilation requirements any worse for any combustion appliance which is using permanently open vents installed through the window unless the appliance that required the ventilation has been removed. If a replacement window installer is not sure if a window vent is being used to ventilate a gas appliance, a "Gas Safe" registered gas fitter should be consulted to provide advice.



NB 5: When replacing a window near to a boiler flue care should be taken to ensure that opening windows are not installed any closer to the flue than previously. It is advisable to retain evidence of compliance such as pre installation photographs. If there is any doubt, the issue should be referred to a “Gas Safe” registered gas fitter to provide advice.

Potential Exemptions:

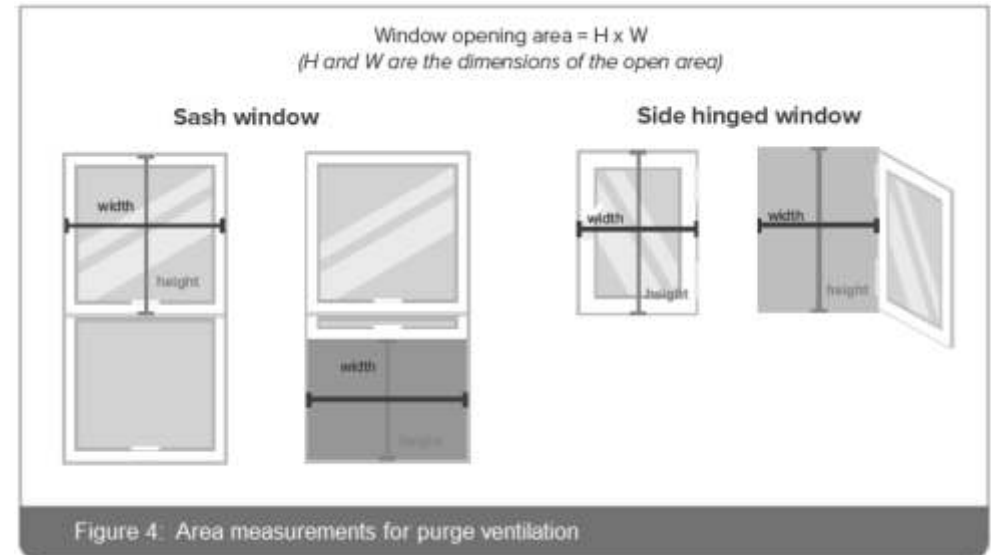
- **Busy Urban Road** – When the property is close to a busy urban road ventilators should not be positioned directly facing the road however vents should be still be installed on the less polluted side of the building. There should be no permanent obstruction between the façade and the road (trees/hedgerows would not be deemed as permanent) and the façade should be within 50m of the road and satisfy all of the criteria below:
 - a. Classified as an “A” road;
 - b. In an urban setting;
 - c. More than two lanes in any direction;
 - d. Carries sustained heavy traffic.
- To avoid unintended air pathways, background ventilators should not be installed when a property has a **mechanical ventilation with heat recovery (MVHR)** system installed (with or without the heat recovery element). A MVHR system is a mechanically driven ventilation system that both continuously supplies outside air to the inside of the dwelling and continuously extracts indoor air and discharges it to the outside.

Requirements for purge ventilation

Purge ventilation is the ventilation provided by an openable window or door. Purge ventilation is required to remove high levels of pollutants and water vapour. It may also improve thermal comfort and reduce overheating during the summer.

- For hinged or pivot windows that open 30° or more, or for sliding sash windows, the area of the opening should be at least 1/20th of the floor area of the room.

- For a hinged or pivot window that opens between 15° and 30°, the area of the opening should be at least 1/10th of the floor area of the room.
- Hinged or pivot windows with an opening angle of less than 15° are not suitable for purge ventilation.



NB 5: The opening areas for all windows in a room can be added together for the above purpose.

BUILDING REGULATIONS L1 – Conservation of fuel & power

Approved Document L1 introduces Legal Requirements for the conservation of fuel & power in dwellings. This is achieved by limiting emissions (escape of heat) through windows & doors by requiring that they meet laid down levels of insulation (thermal transmittance). Thermal transmittance is a measure of how much heat will pass through one square metre of a structure (door or window) when the air temperatures on either side differ by one degree. This measurement is known as the U-value. The lower the U-value the better the level of insulation, and vice versa. U-values should be assessed for the whole fabric element (e.g., in the case of a window, the combined performance of the glazing and the frame).

Insulating fabric elements in new dwellings should meet the limiting standards in Table 2.

Table 2. Limiting U-values for new fabric elements and air permeability in new dwellings	
Element type	Maximum U-value W/(m ² K)
Window ⁽¹⁾	1.6
Doors (including glazed doors)	1.6
NOTES: 1. If performance requires thicker glass to be used, an equivalent window unit with standard thickness (6mm) glazing should be shown to meet the required standard.	

The U-value of a replacement fabric element in an existing dwelling should both:

- be no worse than that of the element being replaced.
- meet the limiting standards in Table 3.

Table 3. Limiting U-values for new fabric elements in existing dwellings	
Element type	Maximum U-value W/(m ² K)
Window ⁽¹⁾	1.4 or Window Energy Rating ⁽³⁾ Band B minimum
Doors with >60% of internal face glazed	1.4 or Doorset Energy Rating ⁽³⁾ Band C minimum
Other doors ⁽²⁾	1.4 or Doorset Energy Rating ⁽³⁾ Band B minimum
NOTES: 1. If other performance (e.g., wind load, safety, security, or acoustic attenuation) requires thicker glass to be used, an equivalent window unit with standard thickness (6mm) glazing should be shown to meet the required standard. 2. For external fire doorsets, as defined in Appendix A of Approved Document B, Volume 1, a maximum U-value of 1.8W/(m²K) is permissible. 3. The methods for calculating Window Energy Rating and Doorset Energy Rating are set out in the Glass and Glazing Federation's Glazing Manual Data Sheet 2.3, Guide to the Calculation of Energy Ratings for Windows, Roof Windows, and Doors.	

If windows or fully glazed external pedestrian doors cannot meet the requirements of Table 3 because of the need to maintain the character of the building, either of the following should be met.

- These fittings should not exceed a centre pane U-value of 1.2W/(m²·K).
- Single glazing should be supplemented with low-emissivity secondary glazing.

NB 1: For timber windows, a maximum U-value of 1.6 W/(m²·K) or Window Energy Rating Band C was permissible until 14 June 2023. From 15 June 2023 the full standard of 1.4 W/(m²·K) or Window Energy Rating Band B applies.

NB 2: For timber doors, a maximum U-value of 1.8 W/(m²·K) or Doorset Energy Rating Band E was permissible until 14 June 2023. From 15 June 2023 the full standard of 1.4 W/(m²·K) applies.



BUILDING REGULATION M1 — Access to and use of buildings, dwellings

Approved Document M provides information about the ease of access to, and use of, buildings, including facilities for disabled visitors or occupants, and the ability to move through a building easily including to toilets and bathrooms. The 2015 edition with 2016 amendments of 'Approved Document M: access to and use of buildings Volume 1: dwellings' only covers dwellings.

The main rule that applies to replacement doors states, that every home needs a main entrance. The requirement is that you should not make the building less accessible than it was before the installation. The height of the threshold for a principal entrance door should not be made worse. Any principal entrance door replacement shall at least be as compliant as the previous door. The height of the new threshold should be no higher than the previous door threshold. The step into the building should be no higher. If there is no threshold currently (for example a stone sill with metal upstand) then a door with an accessible threshold should be installed.

Approved Document M defines an accessible threshold as a threshold that is level or if raised has a total height of not more than 15mm.

The principal entrance to a dwelling should ideally have a clear opening width of at least 775mm. When replacing the principal entrance door every practicable effort should be made to retain the maximum width. The clear opening width is taken from the edge of the frame on the latch side to the face of the door leaf when open at 90°.



BUILDING REGULATION Q – Security in dwellings

Requirement Q1 applies only in relation to **new dwellings** and provides that reasonable provision must be made to resist unauthorised access to any dwelling; and any part of a building from which access can be gained to a flat within the building. This edition covers the standards for doors and windows to resist physical attack by a burglar. It includes standards on being both sufficiently robust and fitted with appropriate hardware.

Secure doorsets should:

- a. be manufactured to a design that has been shown by test to meet the security requirements of British Standards publication PAS 24:2012.
- b. Letterplates where provided should:
 - have a maximum aperture of 260mm x 40mm, and
 - be located and/or designed to hinder anyone attempting to remove keys with sticks and/or insert their hand, for example by incorporating a flap or other features to restrict access.
- c. The main doors for entering a dwelling (usually a front door) should have a door viewer unless other means exist to see callers, such as clear glass within the door or a window next to the doorset. The same doorset should also have a door chain or door limiter.

Ground floor, basement, and other easily accessible windows (including easily accessible rooflights) should be secure windows. Windows should be made to a design that has been shown by test to meet the security requirements of British Standard PAS24:2012.

NB 1: The current 2015 edition of Document Q only applies to new dwellings. However, if a property was built to comply with Document Q, then the replacement glazing will need to also comply.



BUILDING REGULATION O – Overheating



Building Regulation Part O only applies to **new residential buildings**. Document O includes details of a new proposal which aims to mitigate risks of overheating for new dwellings. The purpose of the new proposal is to limit unwanted solar gains in the summer and to provide adequate means to remove excess heat from the indoor environment.

The English proposal splits the country into two areas, Greater London, and England. It also splits dwelling types into two different categories:

- Group A – more than two fabric elements and openings on opposite facades to allow cross ventilation.
- Group B – two or fewer fabric elements and opening on facades which are not opposite.

From 15th June 2022 a maximum allowable glazing areas are introduced. The figure differs by dwelling type and area. The maximum glazed area ranges from 13% of the floor area in Greater London to dwellings within Group A to 35% of the floor area to dwellings in Wales in the equivalent Group 2.

Shading on glazing between NE and NW (via South) is required to all buildings within Greater London. This could be through external shutters or by using glazing with a maximum g-value of 0.4.

NB 1: Part O does not apply to extensions or conservatories added to residential buildings after they are built and to buildings undergoing a change of use.

NB 2: Limiting glazing areas could lead to smaller windows, which during a time where glass surfaces are particular in demand could cause issues.

CONTACT US

PHONE – 01322 332237

E-MAIL – info@ranebrook.co.uk

ADDRESS – Unit 4, Oasthouse Way, Orpington, Kent, BR5 3PT





REGISTERED ADDRESS

83 High Street, Chesham, Buckinghamshire, HP5 1DE
01322 332237

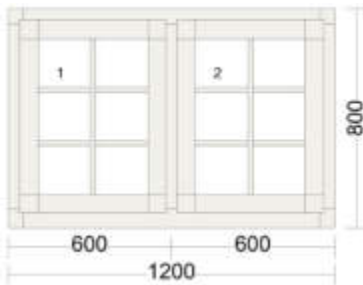
info@ranebrook.co.uk
www.ranebrook.co.uk

Copyright © 2023 Ranebrook Windows Ltd



Customer: Catherine Mischi (Ameera Properties LLP) (0747 9284436)

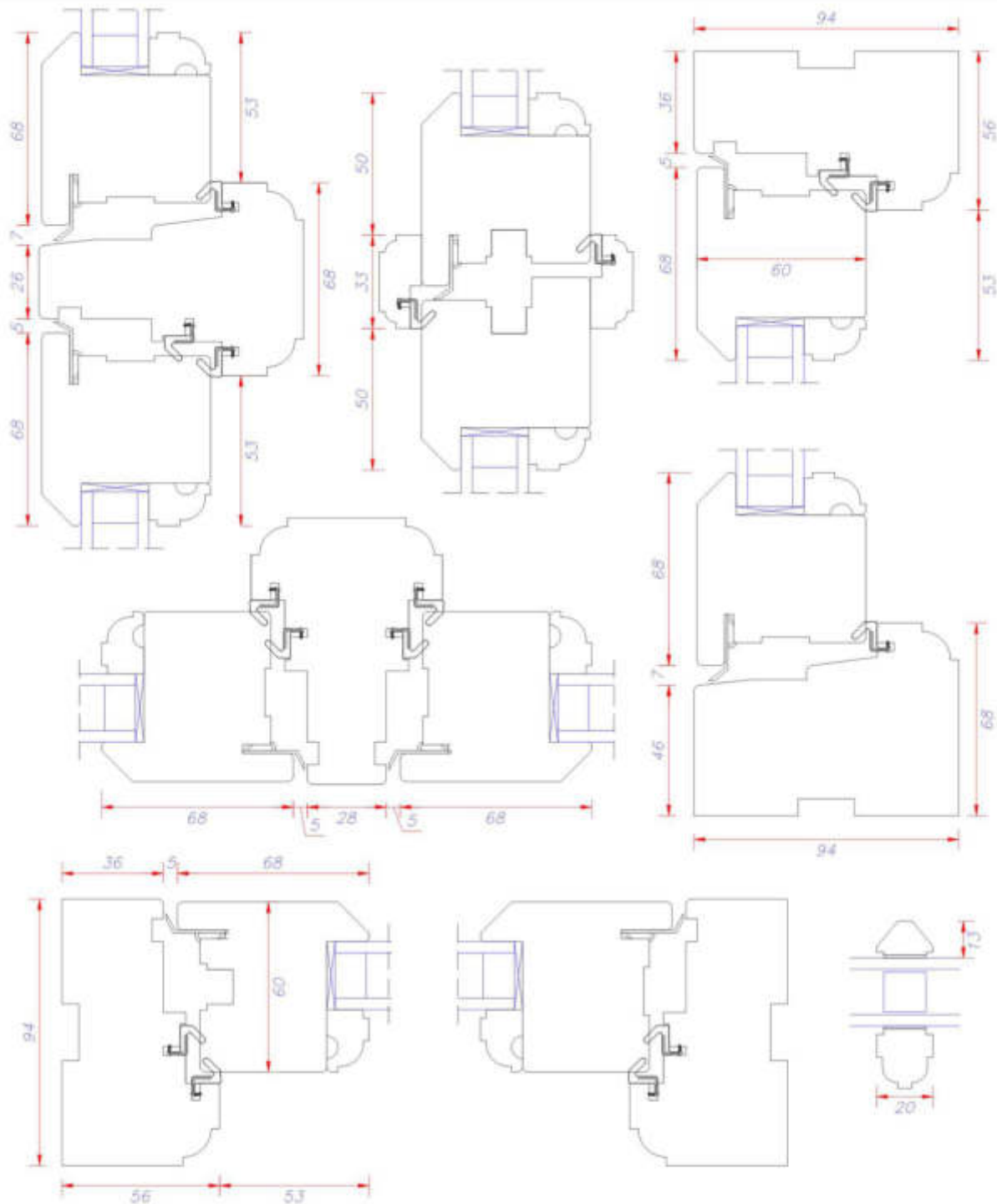
Address: Salisbury SP1 1EX



No. 1:	FLUSH CASEMENT FL WPL 14/94		
Size:	1200 x 800		
Quantity	Price	Value	
2			

Description:

Timber:	Pine Fingerjointed
Frame finish:	Out: RAL 9016 Traffic White/In: RAL 9016 Traffic White
Sash finish:	Out: RAL 9016 Traffic White/In: RAL 9016 Traffic White
Beads:	OGEE
Bar:	OGEE stick-on bar with Duplex 20mm
Cill opt.:	Hardwood Frame +110mm cill extension
Type:	Dummy Sash
Fitting type:	2 * Dummy Fixed Casement
Hinges:	None
Restrictors:	None
H/ware:	None
Handle:	None
Glazing:	33.1Lam-16A-6 LE (40dB)
Spacers:	SW 9016 (white)
Vent:	None
Silicone:	White OUT/ White IN
Gasket:	White
Extra:	



TITLE:

CASEMENT FL WPL 14/94 OGEE bars



RANEBROOK
windows

Scale: DO NOT SCALE PRINT

NOTES:

Unless otherwise specified,
dimensions are in millimetres.
Unmarked tolerances: 0.=±0.5
0.0=±0.25 0.00=±0.1

IF IN DOUBT, ASK

DRAWING NO:

ENQUIRY NO:

DRAWING BY

REVISION

DATE

N/A

CHECKED

e: info@ranebrook.co.uk

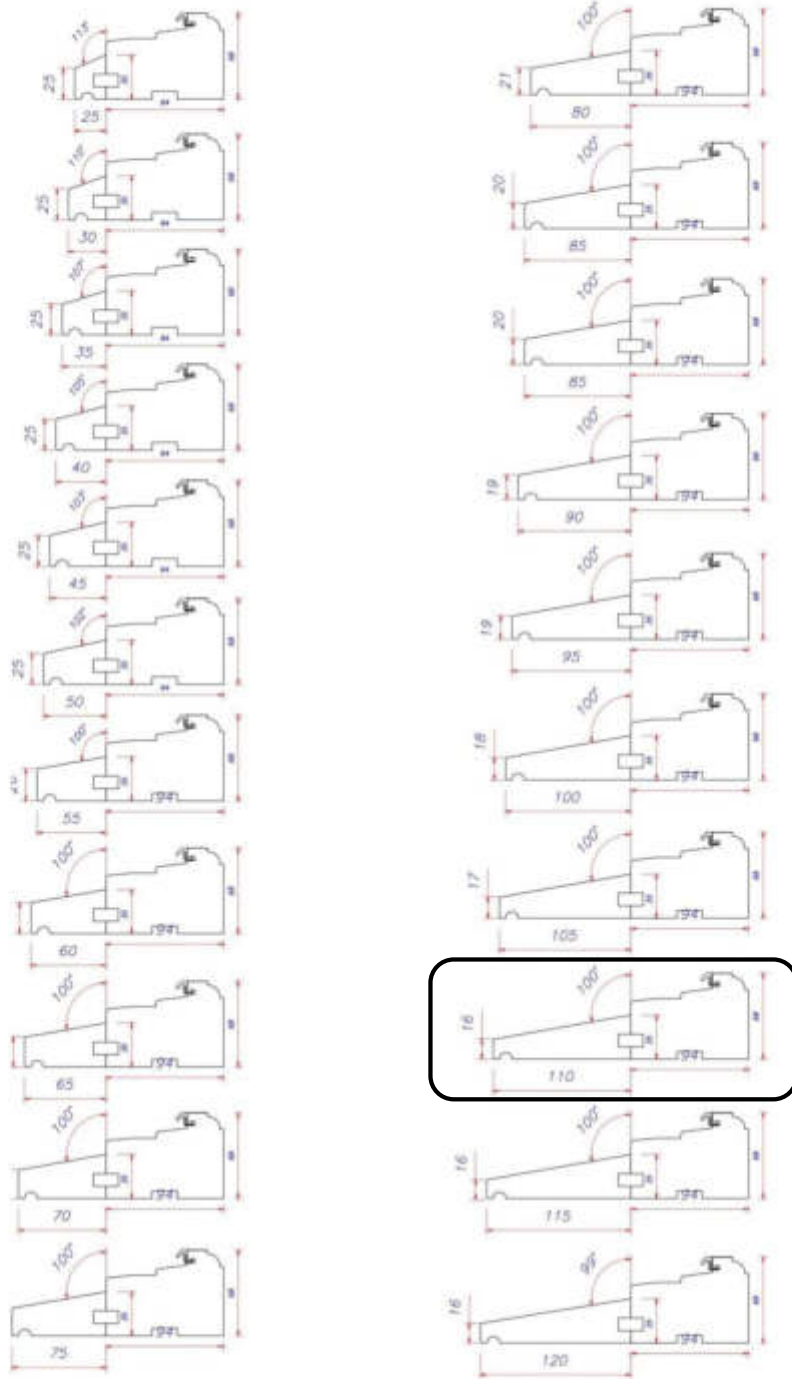
t/f: 01322 332237

web: www.ranebrook.co.uk

83 High Street
Chesham
Buckinghamshire
HP5 1DE

This drawing is the property of RANEBROOK WINDOWS LTD and must not be copied in whole or in part without written permission. No manufacturing rights are held by any party without the prior consent of RANEBROOK WINDOWS LTD.

Possession of any drawings does not constitute an order to manufacture.



TITLE:

STANDARD CILL EXTENSION
Flush Casement Windows



RANEBROOK
windows

Scale: DO NOT SCALE PRINT

NOTES:

Unless otherwise specified,
dimensions are in millimetres.
Unmarked tolerances: 0.=±0.5
0.0=±0.25 0.00=±0.1

****IF IN DOUBT, ASK****

DRAWING NO:

ENQUIRY NO:

DRAWING BY

N/A

CHECKED

REVISION

DATE

e: info@ranebrook.co.uk

t/f: 01322 332237

web: www.ranebrook.co.uk

83 High Street
Chesham
Buckinghamshire
HP5 1DE

This drawing is the property of RANEBROOK WINDOWS LTD and must not be copied in whole or in part without written permission. No manufacturing rights are held by any party without the prior consent of RANEBROOK WINDOWS LTD.
Possession of any drawings does not constitute an order to manufacture.